



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Sobhani v Miller, 2022 ONLTB 9027

Date: 2022-10-20

File Number: LTB-L-015998-22

In the matter of: 8 BENBOW RD
ETOBICOKE ON M9P3K2

Between: Mohsen Sobhani, Saeideh Hamidi Landlord

And

Liana Miller, Robert Miller, Zsuzsanna a.k.a Tenant
Zsuzanna Szeivolt

Mohsen Sobhani, Saeideh Hamidi (the 'Landlord') applied for an order to terminate the tenancy and evict Liana Miller, Robert Miller, Zsuzsanna a.k.a Zsuzanna Szeivolt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 28, 2022.

Only the Landlord Mohsen Sobhani, attended the hearing.

The Tenant was not present or represented at the hearing. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on May 2, 2022. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$3,300.00. It was due on the 1st day of each month.
5. The Tenant has paid \$800.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 2, 2022, are \$10,353.98.
7. The Landlord collected a rent deposit of \$3,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$9.98 is owing to the Tenant for the period from January 31, 2022, to May 2, 2022.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 2, 2022, the date the Tenant moved out of the rental unit
2. The Tenant shall pay to the Landlord \$6,430.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before October 31, 2022, the Tenant will start to owe interest. This will be simple interest calculated from November 1, 2022, at 2.00% annually on the balance outstanding.
4. If the Landlord does not pay the Tenant the full amount owing on or before October 31, 2022, the Landlord will start to owe interest. This will be simple interest calculated from November 1, 2022, at 2.00% annually on the balance outstanding.

October 20, 2022
Date Issued

Nicole Huneault
Member, Landlord and Tenant Board

15 Grosvenor St, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$10,353.98
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$800.00
Less the amount of the last month's rent deposit	- \$3,300.00
Less the amount of the interest on the last month's rent deposit	- \$9.98
Total amount owing to the Landlord	\$6,430.00